

SECTION 6. BUILDING PERMITS

6.1 Permits Required To Comply With Zoning Ordinance

No permit pertaining to the use of land, buildings or structures shall be issued unless the application for such permit has been examined in accordance with Section 3.2 of this Ordinance and it has been signed by the Building Inspector, indicating that the proposed use of land, buildings, or structure complies with all the provisions of this Ordinance. Any permit issued in conflict with the provisions of this Ordinance shall be null and void.

6.2 Building Permits

(1) Cases where Building Permit is required.

(A) Where any building or structure or any part thereof is erected, moved or structurally altered.

(B) Where all or any part of a building or other structure is destroyed and it is being repaired or altered.

(C) Whenever required pursuant to the provisions of the Town of Rock Building Code.

(2) Cases where Building Permit is not required.

(A) For any accessory building costing \$250 or less, provided such building conforms to all the setback, yard and open space requirements of this Ordinance.

(B) For any improvements or alterations to an existing building in the amount of \$500 or less which shall not effect a structural change in use or encroach upon any yard or open space.

(C) For any maintenance repairs that do not involve a change to the structure.

6.3 Application for Building Permit

An application for a Building Permit shall be made to the Building Inspector upon forms furnished by the Building Inspector and shall include, for the purpose of proper enforcement of these regulations, the following data:

(1) An accurate map of the property, in duplicate, and properly dimensioned showing:

(A) The location, actual shape and dimensions of the property.

(B) The location of the centerline of any abutting streets or highways.

(C) The exact size and location on the property of any existing buildings and structures, proposed additions or proposed new buildings and structures, including the measured distances between such buildings and structures, and the measured distances

from the property lines and from the centerline of any abutting streets or highways to the nearest portion of such building or structure.

(D) The high water line of any stream or lake on which the property abuts.

(E) The existing and/or intended use of each building or structure or any part thereof.

(2) Where the use involves human occupancy, a plan of the proposed water system and sewage system, which, if not connected to an approved municipal water system or municipal sewage system shall conform to the requirements set forth in Section H 62.20 of the Wisconsin Administrative Code which are hereby made by reference a part of this Ordinance. The plan shall also show the location and distances of the proposed water and sewage systems to the water and sewage systems of the adjoining lots if required by the Building Inspector.

6.4 Expiration of Building Permit

A Building Permit shall remain effective for a period of eighteen (18) months following the date of its issuance. Any work undertaken on a building or other improvement subsequent to that date will require that a new Building Permit be obtained.

6.5 Building Permit Fee

Before receiving a building permit, the applicant shall pay a fee to the Building Inspector in accordance with the schedule set forth in the Town of Rock Building Code.

SECTION 7. ZONING PERMITS

7.1 Issuance

A Zoning Permit is required to be obtained from the Zoning Officer as part of the requirements of this Ordinance. Where the use involves the construction or structural improvement of any buildings or structures, a Building Permit shall also be obtained from the Building Inspector for the Town.

7.2 Requirements

(1) Cases where Zoning Permit is required:

(A) Where any building or other structure is erected, moved or structurally altered so as to change its use or to expand its area in any manner, including, but not limited to, expansion resulting from adding a deck or similar projection on an existing building or structure.

(B) Where any land use is altered.

(C) Where 50 percent or more of the fair market value of a structure is destroyed and it is being repaired or altered.

(2) Cases where Zoning Permit is not required:

(A) For internal improvements or alterations to an existing building which are entirely within the building and involve no change in land use, unless the internal improvement or alteration would create or increase the size of an attached garage.

(B) For external improvements or alterations to an existing building which involve no change in land use or expansion into a previously open area.

(C) For any maintenance repairs that do not involve a change to the structure.

(D) For any tower for which a Tower Permit has been issued under the Town of Rock Small Wind Energy System Ordinance.

(3) The Zoning Permit Card issued as part of the approval shall be displayed at a prominent location which can be on the building site, the public road, or driveway.

7.3 Application for Zoning Permit

An application for a Zoning Permit shall be made to the Zoning Officer upon forms furnished by the Zoning Officer and shall include, for the purpose of proper enforcement of these regulations, an accurate, properly-dimensioned map (plot plan) of the property showing:

(1) The boundaries of the property involved.

(2) The location of the centerlines or right-of-way lines of any abutting roads, streets or highways.

(3) The location on the lot of any existing buildings, proposed new buildings, or proposed additions to existing buildings, including the measured distances between such buildings, and from the lot lines, and from the centerline or road right-of-way lines of any abutting streets or highways to the nearest portion of each existing building, proposed new building or proposed addition.

(4) The floodway, flood-fringe or high-water line of any stream or lake on, or adjoining, the property.

(5) The dimensions and the maximum height of all proposed buildings or additions.

(6) If the proposed construction involves an attached garage, the area of the garage and the area of the residence's finished living space.

(7) The location of any roof overhangs exceeding 36 inches.

(8) For sites involving an on-site sewage disposal system, the Map shall include the location of the water system and sewage systems and their distances from the proposed construction.

7.4 Expiration of Zoning Permit

A Zoning Permit shall remain effective for a period of eighteen (18) months following the date of its issuance. Any work undertaken on a building or other improvement or any alteration in land use subsequent to that date will require that a new Zoning Permit be obtained.

7.5 Zoning Permit Fee

The applicant, upon filing of an application for a Zoning Permit with the Zoning Officer, shall pay a fee to the Zoning Officer in accordance with the following schedule:

(1) A Zoning Permit Fee in the amount of \$50 or such other amount as shall hereafter be determined by Town Board resolution.

In addition to the Zoning Permit Fee, the applicant shall also pay any town building permit fees and any state inspection fees which are necessary in order to obtain any required Building Permit.